

Town of Mashpee

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Planning Board Minutes 05-06-2015

Mashpee Planning Board

Minutes of Meeting

May 6, 2015 at 7:00 p.m.

Waquoit Meeting Room, Mashpee Town Hall

Approved 5/20/15

Planning Board Members Present: Chairman George Petersen, Dennis Balzarini, Joe Cummings, David Kooharian, Robert Hansen

Also Present: Tom Fudala-Town Planner, Charles Rowley-Consultant Engineer

Absent: Mary Waygan

CALL TO ORDER

The Town of Mashpee Planning Board meeting was opened with a quorum in the Waquoit Meeting Room at Mashpee Town Hall by Chairman Petersen at 7:04 p.m. on Wednesday, May 6, 2015 and the Pledge of Allegiance was recited.

APPROVAL OF MINUTES—April 15, 2015

Mr. Fudala made corrections to the spelling of “forebays” and Don Bracken.

MOTION: Mr. Balzarini made a motion to accept the minutes for April 15th with corrections. Mr. Cummings seconded the motion. 3 yes, 2 abstain

PUBLIC HEARINGS

7:10 Applicant: SGFS Realty Trust / John Slavinsky et. al. Trustees

Location: 424 Whittings Road (845 Falmouth Road), Assessors’ Map 87, Block 7

Request: Definitive Plan approval for 3-lot cluster subdivision

ALSO: Request for waiver of Review and Inspection fees.

7:10 Applicant: SGFS Realty Trust / John Slavinsky et. al. Trustees

Location: 424 Whittings Road (fronts on Falmouth Road), Assessors’ Map 87, Block 7

Request: Special Permit approval for 3-lot cluster subdivision (continued from 4-15-15)

The appointed time having arrived, the Chair read for the record the request. Chairman Petersen shared a letter received from the applicant regarding a request for a continuation.

MOTION: Mr. Balzarini made a motion to continue the public hearing to May 20th at 7:20 p.m. Mr. Kooharian seconded the motion. All voted unanimously.

7:30 Applicant: Jack Carter

Location: 161 Commercial Street, Assessors’ Map 88, Block 19

Request: Special Permit approval for Auto Sales establishment (continued from 4-15-15)

The Chair opened the public hearing and read for the record the request. Attorney Brian Wall was present to represent the applicant’s request to build a 7,432 square foot classic car sales and storage business at 161 Commercial Street. Revised plans were submitted to the Board. Dan Ojala worked with Mr. Rowley regarding concerns raised at the last meeting. Mr. Ojala reported that the rear buffer had been relocated to allow a 10 foot natural buffer along the property line. Trees located in the middle were saved. Mr. Rowley had previously expressed concern about the 100 year storm event, and the lack of freeboard, but the changes now allow 1 foot of freeboard with the bottom of the system dropped down and another leaching pit added. Catch basins located behind the building have been modified to sheetflow into the wooded area. The curb cut in the front of the building has been adjusted to allow access for the Mashpee tower ladder at the northeast end. Mr. Rowley felt that the issues had been addressed. Mr. Fudala shared the location of the on-building sign and free-standing sign. Mr. Fudala stated that he would be amending the decision regarding a date change under “Jurisdiction.” Additionally, there would be a change on page 2 where “Morgan” would be changed to “Morton.”

MOTION: Mr. Balzarini made a motion to close the public hearing for Jack Carter. Mr. Kooharian seconded the motion. All voted unanimously.

MOTION: Mr. Balzarini made a motion to approve the Special Permit for the Auto Sales and Auto Repair establishment. Mr. Kooharian seconded the motion. All voted unanimously.

The Decision was signed by the Chair.

DEFINITIVE SUBDIVISION PLAN

Applicant: Prime Properties Limited Partnership

Location: Country Club Lane, off Old Barnstable Road

Request: Acceptance of plans for road design changes to Country Club Lane authorized 4/2/2014

The applicant has requested a continuation because further review by Mr. Rowley was needed. The request will be added to the May 20 agenda.

SPECIAL PERMIT

Applicant: Summerfield Park Realty Trust, Kevin Andrade, Tr.

Location: 800 Falmouth Road, Assessors' Map 88, Block 2

Request: Signature of Special Permit modification approved 4-1-15

The Special Permit Modification was approved on April 1.

MOTION: Mr. Balzarini made a motion to sign the Special Permit Modification approved April 1, 2015. Mr. Kooharian seconded the motion. All voted unanimously.

Planning Board members signed the Modification.

BOARD ITEMS

Old Business

Discussion of Greenways Proposal and Surrounding Commercial Property-No update

MMR Military Civilian Community Council-Update of MMR Joint Land Use Study-No update

Design Review Committee-Mr. Cummings reported that there was a meeting regarding a woodworking shop at 71 Echo Road. Rear bays of the building would be rented to other contractors. There would be no painting but a small amount of flammables.

Environmental Oversight Committee- No update

Community Preservation Committee- No update

Historic District Commission-No update

New Business

Charles Rowley April 2015 invoices-Invoices in the amounts of \$722.50 for April services and \$190 for Southport services were received.

MOTION: Mr. Kooharian made a motion to pay Mr. Rowley \$722.50 for April services. Mr. Balzarini seconded the motion. All voted unanimously.

MOTION: Mr. Kooharian made a motion to pay Mr. Rowley \$190 for Southport April 2015. Mr. Balzarini seconded the motion. All voted unanimously.

Board members signed the warrants. Mr. Rowley indicated that Mashpee Commons had begun construction. The Chair inquired about Jobs Fishing and concerns about the curb cuts. Mr. Rowley indicated that they had not completed their work but that he would contact them to express the Board's concerns.

WATERWAYS LICENSE

CORRESPONDENCE

-SouthCape Village December 2014 WWTP discharge monitoring report N=8.1

-SouthCape Village January 2015 WWTP discharge monitoring report N=10.7
-SouthCape Village February 2015 WWTP discharge monitoring report N=5.8

ADJOURNMENT

MOTION: Mr. Balzarini made a motion to adjourn. Mr. Kooharian seconded the motion. All voted unanimously. The meeting adjourned at 7:43 p.m.

Respectfully submitted,

Jennifer M. Clifford
Board Secretary

LIST OF DOCUMENTS

-Special Permit Decision for Jack G. Carter